District of Columbia
Department of Housing and Community Development

Property Acquisition and Disposition Division

Skyland Terrance S.E.
Solicitation For Offers – *Project Information

To Be Released: November 12, 2014
Pre-Bid Meeting: December 3, 2014
Responses Due: February 19, 2015

Government of the District of Columbia

<u>**Solicitation Organization**</u>

*This document includes only the solicitation information pertinent to this specific site. The complete solicitation includes the "Solicitation for Offers" which is incorporated herein by reference.

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A. **Property and Neighborhood Information**

    1. Skyland Terrace Neighborhood

The Skyland neighborhood of South East Washington sits at the center of South East and has many well maintained garden apartments. This Townhome community is adjacent to the Hillcrest community, which offers high incomes and direct access to more than 140,000 District residents as well as customers in neighboring jurisdictions.

The redevelopment of the Skyland Shopping Center into a new town center, led by The Rappaport Companies and WC Smith, will be anchored by a 120,000-square-foot Walmart. The master plan for Skyland Town Center calls for up to 325,000 square feet of retail space, 486 residential units, and a town square. The site will incorporate five blocks of mixed-retail and residential development including three stand-alone structured parking decks for up to 1,700 vehicles. The delivery will be phased with Walmart scheduled to open in 2016, along with 267 residential units and 80,000 square feet of additional retail space. In addition, the 98,000-square-foot Good Hope Marketplace, anchored by a 56,000-square-foot Safeway, has been serving the community since 1997.

New residential development such as Homes at Woodmont, Penn Circle Condominium and Fairlawn Estates exemplifies the increased demand for new homes as the District's population continues to grow. New transportation options have also been added to this commercial district which includes Good Hope Road, Alabama Avenue and Naylor Road. Capital Bikeshare has several locations including one at the Skyland Town Center site and the DC Circulator has added a new route with stops in Hillcrest/Skyland, Historic Anacostia and Capitol Hill.

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2. Skyland Terrace Parcels Property Characteristics

SSL	Property Address	Property Type	Ward	Zoning	Historic District	Neighborhood	Assessed Value 2014
5740,0341	2327 Skyland Terrace SE	Vacant Lot	8	R-3	NO	Skyland/ Hillcrest	$174,590
5740,0342	2329 Skyland Terrace SE	Vacant Lot	8	R-3	NO	Skyland/ Hillcrest	$127,470
5740,0343	2331 Skyland Terrace SE	Vacant Lot	8	R-3	NO	Skyland/ Hillcrest	$124,420
5740,0344	2333 Skyland Terrace SE	Vacant Lot	8	R-3	NO	Skyland/ Hillcrest	$114,030
5740,0345	2335 Skyland Terrace SE	Vacant Lot	8	R-3	NO	Skyland/ Hillcrest	$111,430
5740,0346	2337 Skyland Terrace SE	Vacant Lot	8	R-3	NO	Skyland/ Hillcrest	$111,430
5740,0347	2339 Skyland Terrace SE	Vacant Lot	8	R-3	NO	Skyland/ Hillcrest	$146,980

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3. Skyland Terrace Parcels Map

B. Comprehensive Plan

The property is located in an area designated on the Comprehensive Plan Future Land Use Map for moderate density development; and on the Generalized Policy Map as Neighborhood Conservation Area, where any infill development should be in keeping with the prevailing neighborhood character. The site is within the Comprehensive Plan Far Southeast/ Southwest Planning Area. There is no site specific guidance for the property; however general policy guidance of Policy FSS-1.1.4: Infill Housing Development encourages infill development of vacant sites. The Comprehensive Plan is available on the DC Office of Planning website (www.planning.dc.gov).

C. Zoning

The existing zoning is R-3, which permits matter-of-right development of single-family residential uses (including detached, semi-detached, and row dwellings). Multifamily or

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apartment dwellings are not permitted in the R-3 District.   A minimum lot width of 20 feet and a minimum lot area of 2,000 square feet for row dwellings, 30 feet and 3,000 square feet for single-family semi-detached dwellings, 40 feet and 4,000 square feet for detached dwellings is required. The regulations also include a maximum lot occupancy of 60% for row dwellings, 40% for all other structures, and a maximum height of three (3) stories/forty (40) feet for all permitted residential structures. The rear yard requirement is twenty (20) feet. Please see Chapter 4 of the Zoning Regulations.

Preference will be given to developers who submit Offers for Projects that may be constructed as a matter of right over those which require regulatory relief. Developers should review all applicable District zoning regulations while preparing their Offers. Please refer to Title 11 of the District of Columbia Municipal Regulations ("**DCMR**") for a complete list of zoning provisions and requirements. Developers may elect to develop the Development Site and Properties to conform to the existing zoning designation or to apply for rezoning of the classification of the property, including a Planned Unit Development (PUD), a zoning variance, or special exception. Developers will be responsible for all costs associated with obtaining the required zoning, PUD, zoning variances or special exception. A developer should detail its zoning strategy and present an estimated schedule that fully describes each step in the approval process necessary for the entitlements assumed in the Offer.

The zoning regulations are available on the Office of Zoning (OZ) website (www.dcoz.dc.gov). Information on any proposed changes to the zoning is also on the OZ website, or may also be obtained from the District's Office of Planning (http://planning.dc.gov/planning). This website may also contain city and neighborhood revitalization plans relevant to this Solicitation. All proposals must be consistent with the appropriate plans. Developers must demonstrate this consistency, through narrative and by using relevant land use maps.

D. **Historic Preservation**

The parcel found in this Solicitation is not located within a historic district. All relevant regulations must be followed if the site or any buildings on the site are landmarked or deemed to be eligible for landmarking as a historic resource, or if it is determined that archaeological work is required to be completed prior to any site disturbance. The development plan and budgets should note any associated cost items. Maps, regulations and other information on District historic districts are at http://planning .dc.gov/DC/Planning/Historic + Preservation.

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E. **Developer Requirements**

1. Affordability Requirement

   The developer shall demonstrate that 30% of all new units created shall be affordable to households with incomes at or below 80% of AMI, as defined in the PADD Solicitation Materials.

2. Construction Completion

   The developer shall be expected to complete construction within 24 months of closing on the acquisition of the Property or Development Site, unless special circumstances such as the Board of Zoning Adjustment ("BZA") requirements dictate a longer period.

F. **Selection Process Timetable**

PADD shall select the winning Offer within ninety (90) days of the submission deadline and notify the selected developer by award letter. The selection process will follow the schedule outlined below. All offers must be submitted to PADD by **4.00 p.m., February 19, 2015**.

Action	Development Site Award Timeline
Release Date	November 12, 2014
Pre-Bid Meeting	December 3, 2014
Submission Deadline	February 19, 2015

These above-referenced dates are estimated timelines and shall not be binding on PADD or District.

G. **Evaluation Preference**

   Preference will be given to proposals that provide homeownership opportunities

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IMAGES OF THE DEVELOPMENT SITES

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